

**CALENDAR ITEM  
C60**

A 72  
S 34

04/20/17  
PRC 4096.1  
S. Avila

**REVISION OF RENT**

**LESSEE:**

Young Hwan Lee and Shawn S. Ahn-Lee, as Trustees of Young Hwan Lee and Shawn S. Ahn-Lee 2007 Revocable Trust

**AREA, LAND TYPE, AND LOCATION:**

Sovereign land in Huntington Harbour, adjacent to 16811 Bolero Lane, city of Huntington Beach, Orange County.

**AUTHORIZED USE:**

Use and maintenance of an existing boat dock, access ramp and cantilevered deck.

**LEASE TERM:**

10 years, beginning May 24, 2012.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff conducted a review of the rent under this lease and recommends that rent be revised from \$2,070 to \$2,674 per year, effective May 24, 2017.

**OTHER PERTINENT INFORMATION:**

1. On December 10, 2010, the Commission authorized a General Lease – Recreational Use to Young Hwan Lee and Shawn S. Ahn-Lee, as Trustees of Young Hwan Lee and Shawn S. Ahn-Lee 2007 Revocable Trust, for an existing boat dock, access ramp, and cantilevered deck ([Calendar Item C55, May 24, 2012](#)).
2. The Lessee has not signed the lease, but has continuously paid annual rent. The payment of annual rent constitutes acceptance of a contractual agreement with the Commission on the terms of that proposed lease. That lease will expire on May 23, 2022.

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3. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
4. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, section 15378, subdivision (b)(5).

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

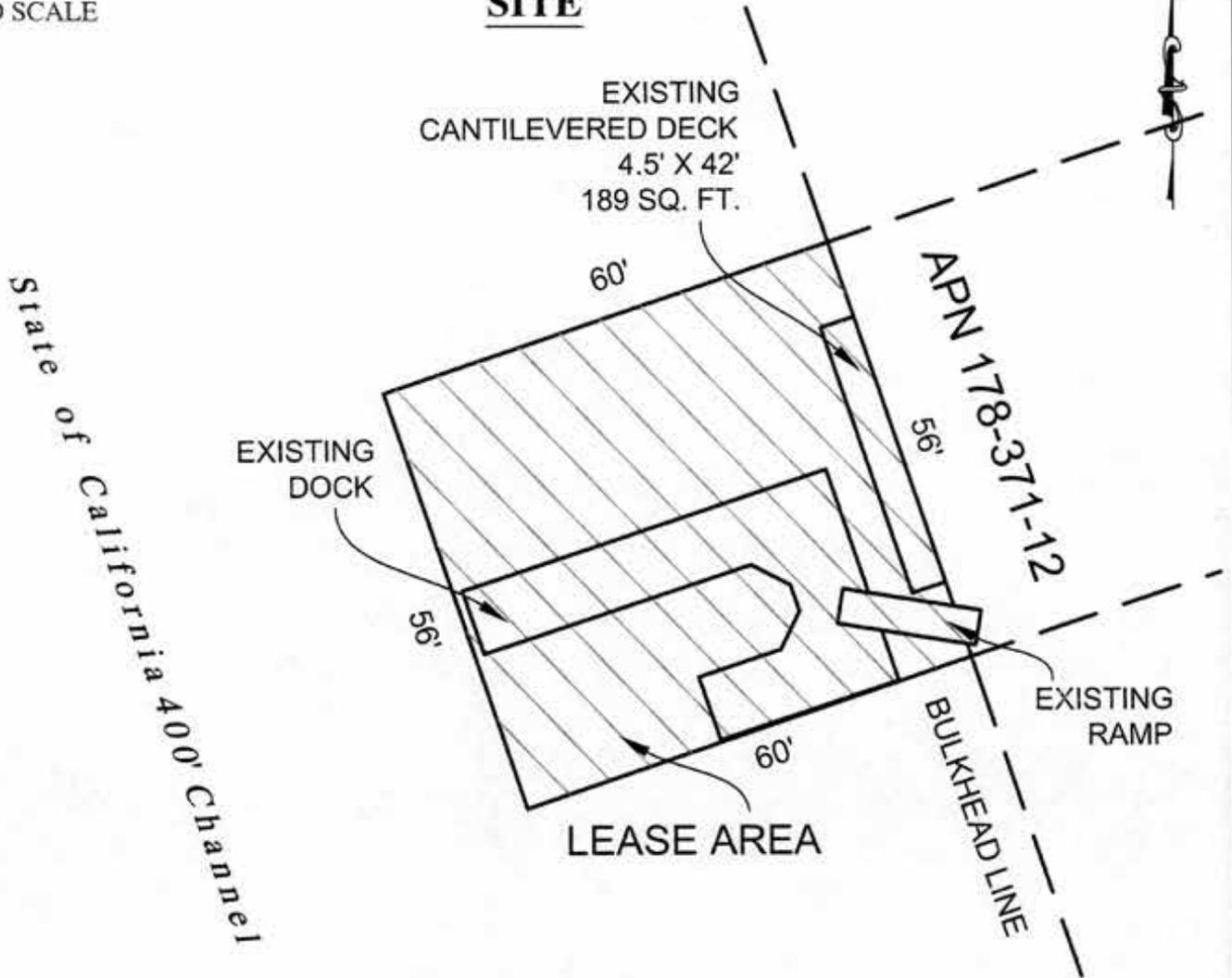
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 4096.1 from \$2,070 per year to \$2,674 per year, effective May 24, 2017.

NO SCALE

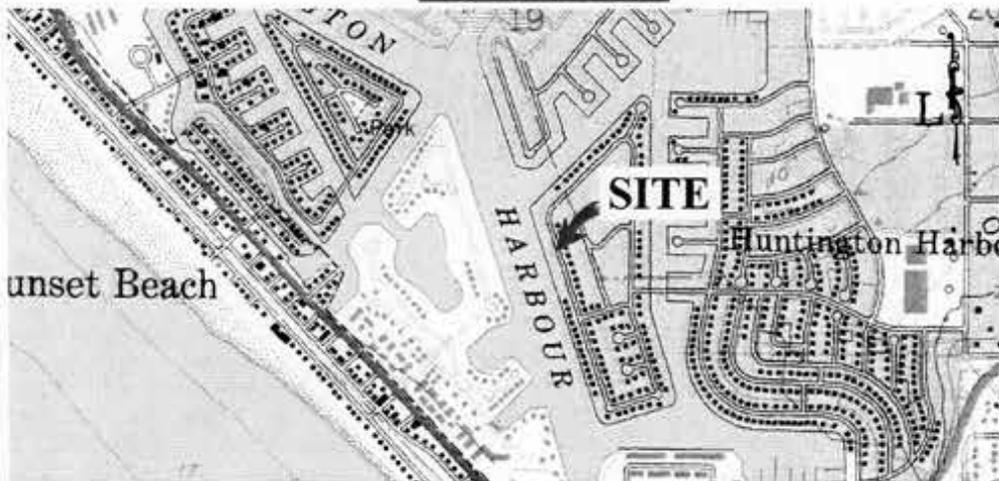
### SITE



16811 BOLERO LANE, HUNTINGTON BEACH

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### **Exhibit A**

PRC 4096.1  
 LEE 2007 TRUST  
 APN 178-371-12  
 GENERAL LEASE  
 RECREATIONAL USE  
 ORANGE COUNTY



MJJ 7/11

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.